

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Dollars ^{DFE 192,000.00} ~~(\$100.00)~~ and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DAVID SCOTT FLAUCHER** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **DAVID SCOTT FLAUCHER AND REBECCA A. FLAUCHER** (herein referred to as "Grantees") the following described real estate situated in Shelby County, Alabama, to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 131A, ACCORDING TO A RESURVEY OF LOTS 139, 130 AND 131, HOLLAND LAKES SECTOR 1, AS RECORDED IN MAP BOOK 35, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN HOLLAND PLACE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION EXECUTED BY THE GRANTOR AND FILED FOR RECORD IN INSTRUMENT 20050425000196100, FIRST AMENDMENT RECORDED IN INSTRUMENT 20060604000267270 AND SECOND AMENDMENT RECORDED IN INSTRUMENT 20070312000109050, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA (THE "DECLARATION").

SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO DAVID SCOTT FLAUCHER FROM NEIL P. GRIFFIN, A MARRIED MAN AND KRISTINA M. GRIFFIN, AN UNMARRIED WOMAN, BY WAY OF DEED DATED NOVEMBER 27, 2007 AND RECORDED DECEMBER 12, 2007 IN DEED DOCUMENT NUMBER 20071212000561330 IN THE LAND RECORDS OF SHELBY COUNTY OF ALABAMA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

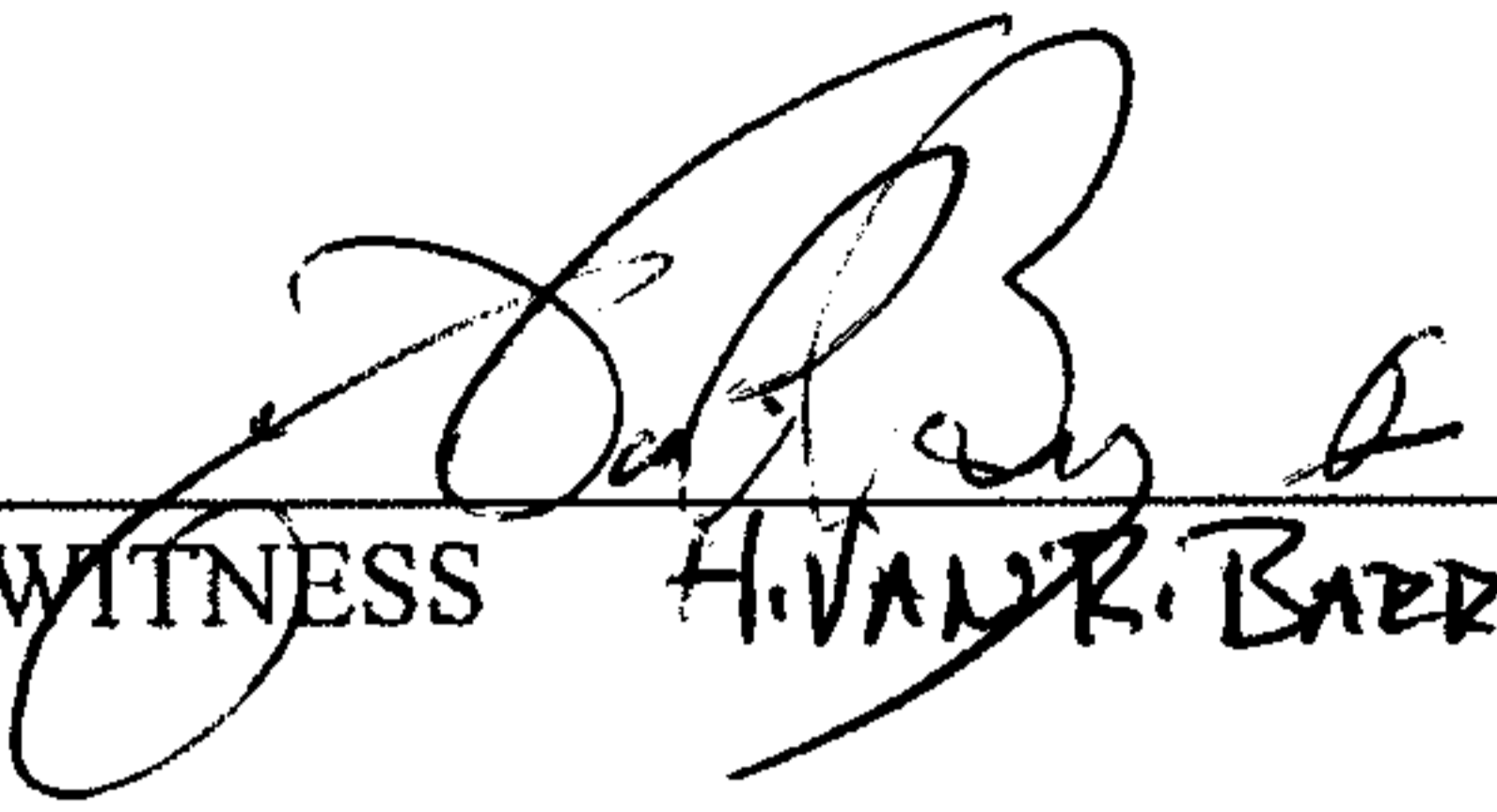
\$ 206,326.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

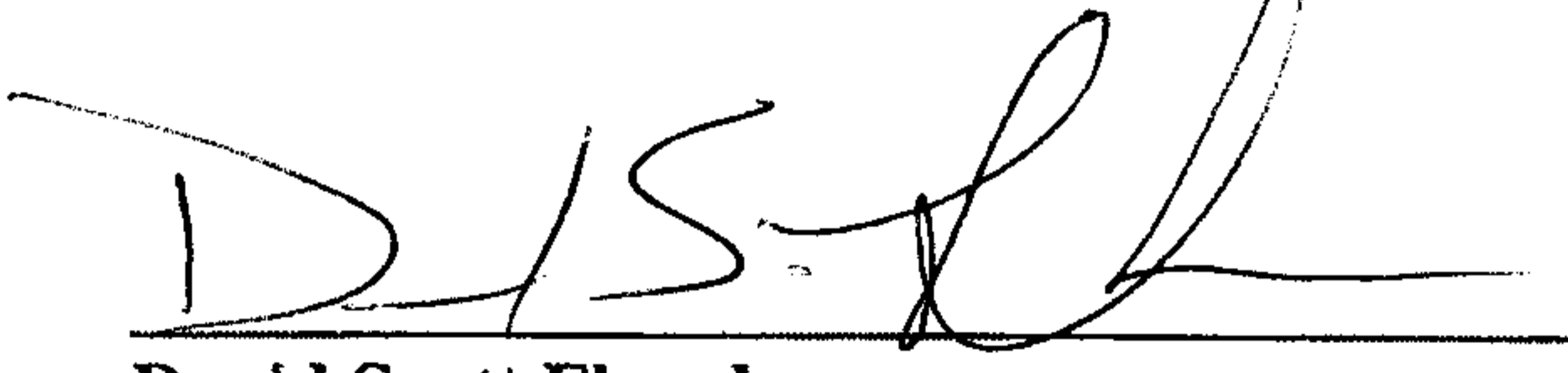
To Have and To Hold the aforegranted premises to the said Grantees, their heirs and assigns forever.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and her heirs and assigns shall Warrant and

Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 19 day of DECEMBER.


WITNESS H. VAN R. BARRINGER


David Scott Flaucher {L.S.}

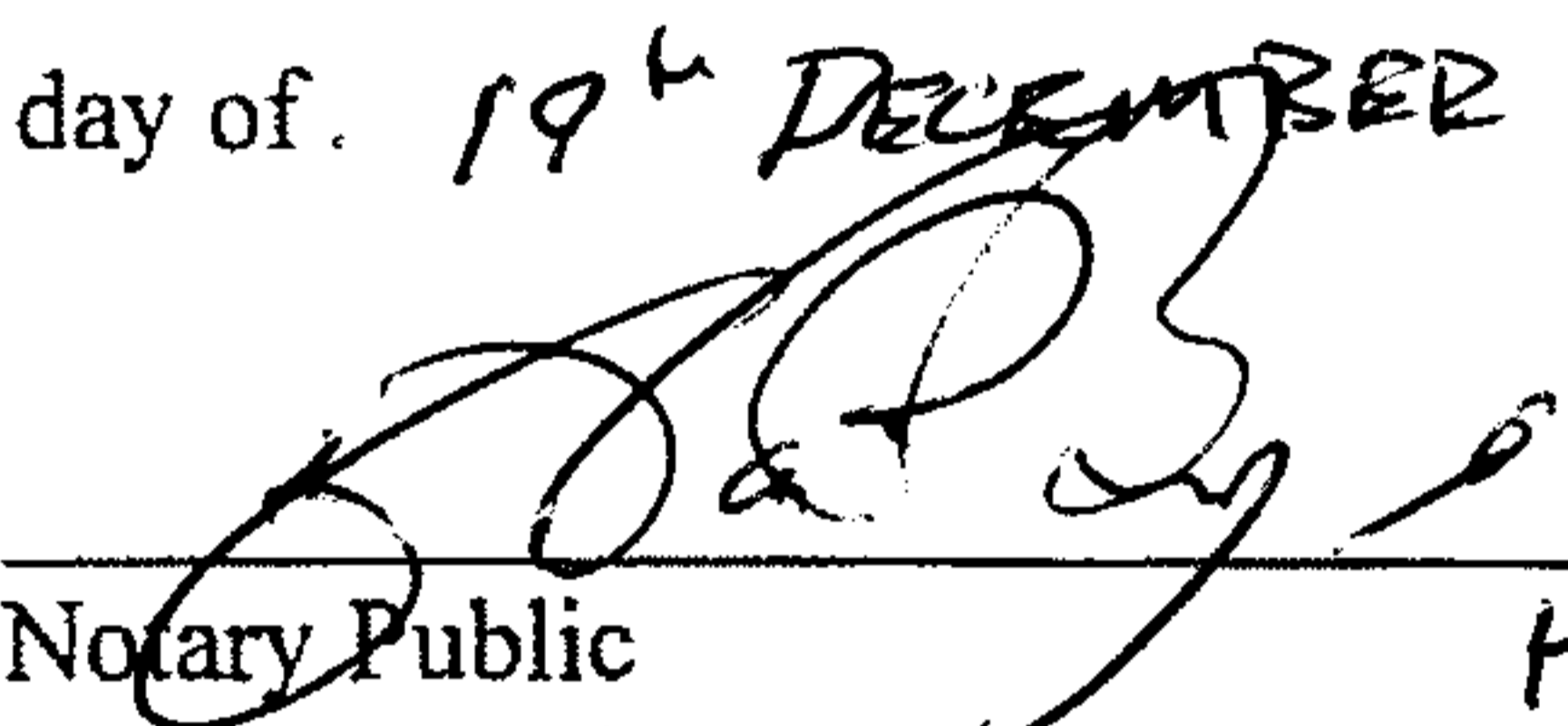
WITNESS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **David Scott Flaucher**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of DECEMBER 2008


Notary Public H. VAN R. BARRINGER
My commission expires _____
H. Van R. Barringer
My Commission Expires 04/16/11

GRANTEES' MAILING ADDRESS:

107 Lakeside Circle
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:

Madison Settlement Services, LLC
300 Frederick Street, Suite 5
Hanover, PA 17331
Telephone: 717-633-5909 Fax: 717-633-6086
File # AB0075AL